

## **1.0. SOURCE-SELECTION PROCEDURES AND EVALUATION FACTORS**

This acquisition will be negotiated under negotiated best value with trade-offs procedures outlined in FAR Part.15. All Offerors are instructed to provide information in their proposal Technical Volume 1 regarding their management plan, team composition, proposed schedule, and past performance experience, specifically on waterline projects. Additional information shall be provided on proposed subcontractors and the percentage of work to be self-performed. All Offerors are instructed to provide their pricing in a separate Pricing Volume 2.

The below technical evaluation factors EC1- through EC-4 are listed in descending order of importance, and combined are significantly more important than non-technical factor EC-5, Price:

### **EVALUATION FACTORS**

#### **EC-1 MANAGEMENT PLAN:**

The Management Plan should emphasize the degree to which the construction team can:

1. Demonstrate that they understand and are familiar with local conditions, including but not limited to: City of Grand Junction specifications as shown per the website: (<http://www.gjcity.org/PublicWorksAndPlanning.aspx?id=2147484758>), CDOT permitting requirements, weather, soil conditions, quality and availability of the area's subcontractors, etc.
2. Effectively and realistically demonstrate its ability to maintain quality assurance and quality control construction practices. Provide a copy of a QA/QC Plan from a previous project of similar size and scope that is in compliance with the Contract Clause titled "Inspection of Construction:

*QC consists of plans, procedures, and organization necessary to produce an end product which complies with the contract requirements. Cover all construction operations, both onsite and offsite, and be keyed to the proposed construction design and construction sequence. The project superintendent will be held responsible for the quality of work and is subject to removal by the Contracting Officer for non-compliance with the quality requirements specified in the contract. In this context the highest level manager responsible for the overall construction activities at the site, including quality and production is the project superintendent. The project superintendent must maintain a physical presence at the site at all times and is responsible for all construction and related activities at the site, except as otherwise acceptable to the Contracting Officer.*

#### **QUALITY CONTROL PLAN**

*Submit no later than 10 days after receipt of Notice to Proceed, the Contractor Quality Control (CQC) Plan proposed to implement the requirements of the Contract Clause titled "Inspection of Construction." The Government will consider an interim plan for the first 7 days of operation. Construction will be permitted to begin only after acceptance of the CQC Plan or acceptance of an interim plan applicable to the particular feature of work to be started. Work outside of the accepted interim plan*

will not be permitted to begin until acceptance of a CQC Plan or another interim plan containing the additional work.

### ***Content of the CQC Plan***

*Include, as a minimum, the following to cover all construction operations, both onsite and offsite, including work by subcontractors, fabricators, suppliers etc.:*

- a. *A description of the quality control organization, including a chart showing lines of authority and acknowledgment that the CQC staff will implement the three phase control system for all aspects of the work specified. Include a CQC System Manager who reports to the project superintendent.*
  - b. *The name, qualifications (in resume format), duties, responsibilities, and authorities of each person assigned a CQC function.*
  - c. *A copy of the letter to the CQC System Manager signed by an authorized official of the firm which describes the responsibilities and delegates sufficient authorities to adequately perform the functions of the CQC System Manager, including authority to stop work which is not in compliance with the contract. Letters of direction to all other various quality control representatives outlining duties, authorities, and responsibilities will be issued by the CQC System Manager. Copies of these letters must be furnished to the Government.*
  - d. *Procedures for scheduling, reviewing, certifying, and managing submittals, including those of subcontractors, offsite fabricators, suppliers.*
  - e. *Control, verification, and acceptance testing procedures for each specific test to include the test name, specification paragraph requiring test, feature of work to be tested, test frequency, and person responsible for each test. (Laboratory facilities approved by the Contracting Officer must be used.)*
  - f. *Procedures for tracking preparatory, initial, and follow-up control phases and control, verification, and acceptance tests including documentation.*
  - g. *Procedures for tracking construction deficiencies from identification through acceptable corrective action. Establish verification procedures that identified deficiencies have been corrected.*
  - h. *Reporting procedures, including proposed reporting formats.*
  - i. *A list of the definable features of work. A definable feature of work is a task which is separate and distinct from other tasks, has separate control requirements, and may be identified by different trades or disciplines, or it may be work by the same trade in a different environment. Although each section of the specifications may generally be considered as a definable feature of work, there are frequently more than one definable features under a particular section. This list will be agreed upon during the coordination meeting.*
3. **Key Personnel Experience/Qualifications – MUST show documentation and demonstrate that the contractor and proposed subcontractors have had previous experience in performing work on similar projects.**
  4. **Demonstrate successful public safety management, as well as successful construction safety management and practices on past projects. Provide a copy of the overall company**

Construction Safety Policy that is in harmony with the requirements of the Code of Federal Regulations 29, Part 1926.

5. Clearly outline outbuilding water outages needed to perform work and the proposed timeframes for outages in the proposed construction schedule as required by EC-3 below. Also state how you will ensure that the main hospital will continue to maintain normal operating activities throughout the waterline replacement project.

## **EC-2 STRENGTH to TEAM:**

Consideration will be given to the strength brought to the team by critical:

1. Employees
2. Suppliers
3. Subcontractors

The Selection Committee will also evaluate members of the construction team and the success the team has had in the past in working together to achieve project objectives. This will include any previous experience the team members have in working together. If you intend to use a teaming agreement with subcontractors, please include a copy of your teaming agreement with your proposal.

The construction team's proposal shall emphasize the team's expertise in:

1. Construction in a Medical Center/DVA facility while maintaining normal operations of the existing adjacent facility.
2. Waterline Replacement projects.
3. Its capacity to devote time to the project.
4. The degree to which the contractor has previous project experience with critical team members.

Identify all key members of the construction team in an organizational chart which demonstrates:

1. The specific responsibilities.
2. Specific Control of the project.

Include biographical data of all key project personnel to include the following:

1. Name of individual
2. Company employed by
3. Company position title
4. Years with the company
5. Work experience with projects that were of a similar nature.

## **EC-3 SCHEDULE:**

The proposed schedule will be evaluated as to how well it meets the objectives of the project:

1. Explain how you would Maintaining Normal Operations of Building 1, Main Hospital

2. Explain your procedures of Planned outages for Outbuildings
3. Explain your procedures of Phased closures for affected parking areas and show vehicular traffic control measures taken within the facility.
4. Discuss your Schedule process required to obtain CDOT utility permit and the City of Grand Junction Water tap fees.
5. Discuss the process in scheduling work to be done in North Avenue
6. Lab Testing

Unless other objectives are stated, the shorter the construction duration that is evaluated to be feasible while maintaining safety and quality in conformance with the RFP is preferred and will receive a higher evaluation.

The construction team schedule will:

1. Describe the project schedule (Gantt or CPM type bar chart) identifying major work items including long lead items with start and stop dates that are realistic. The schedule will show the critical path activities highlighted in red. (i.e., outbuilding utility outages, vehicular traffic/parking lot closures, etc.)
2. Describe critical suppliers and subcontractors and if they have reviewed and agree to the schedule.
3. Schedule should reflect an understanding of how the abandonment of existing waterlines and the installation of new waterlines and associated components will affect ALL outbuilding occupants as well as the main hospital. The schedule should also indicate times when proposed construction will affect vehicular traffic, parking lot areas, pedestrian routes, and coordination with offsite entities.
4. The Government required finish date for this Project is One Hundred Fifty (150) days after NTP for base bid. This includes all construction, site work, all contracted modifications and final punch list and site cleanup and demobilization from the site.

#### **EC-4 PAST PERFORMANCE:**

1. Offeror shall demonstrate corporate experience with no less than two projects completed within the last five years similar in size and scope to this Project.
2. In describing project construction experience, provide the following information:
  - a. Project title, location and brief description including local government agency coordination and contracting method (design-build, design bid construction, CM at risk, RFP etc.), Project owner, contact name and telephone number and email addresses of owners' contract person;
  - b. Project Design Architect and Engineers (If Design/Build) and names and telephone number of contact person(s). Note each firm and employee also proposed for this solicitation
  - c. Project prime contractor and major subcontractors and name and telephone number of contact person(s). Note each firm and managing persons also proposed for this solicitation
  - d. Project statistics including start and completion dates (original vs actual) for construction; cost (with brief explanation of what is included in the cost), linear footage, size of pipe, significant traffic control or phasing, and any awards received

- e. Referenced projects should preferably have dealt with the situation where adjacent facilities were required to be protected and all services maintained to keep remaining building occupants in operation.
- f. The contractor shall respond within 48 hours of attempted contact either by the Contracting Officer or VAMC Engineering staff. Failure to respond within the specified time may result in your technical score being lowered for this area of evaluation.

#### **EC-5 PRICE:**

All teams must include a firm fixed lump sum price for the Project work with sufficient breakdown to assure that the Team understands the types of work involved in the project. The proposal will be evaluated for cost/price realism. The price proposal **MUST** include a breakdown of the lump sum price by all current CSI Divisions **and** show discreet quantities and prices for all equipment including but not necessarily limited to meters and associated vaults, fire hydrants, back flow prevention devices, and valve box assemblies, etc. Quantities of labor hours and labor hour rates which are at least equal to or greater than those listed in the attached Davis Bacon Wage Determination for all trades and hourly rates are also required. Construction teams are encouraged to propose any value added items that they can deliver within the budget under a section titled "Value Engineering". Offerors are advised that if the technical proposals are essentially equal, award will be made on the basis of lowest cost. A proposal that is unrealistic in terms of technical level of effort or unrealistically low in cost and/or price will be considered to reflect a lack of technical competence or inability to comprehend the complexity and risk of contract requirements.

The Government Technical Evaluation Team will use the following adjectival rating system, rating each proposal's response to the above evaluation criteria using the following adjectival rating schemes for both past performance and non-past performance factors:

#### **Past Performance Only (NEUTRAL RATING INCLUDED):**

| <b>RATING</b> | <b>DEFINITION/STANDARD</b>  |
|---------------|---|
| Excellent     | Based on the offeror's performance record, no doubt exists that the offeror will successfully perform the required effort. There is a very low performance risk.        |
| Very Good     | Based on the offeror's performance record, little doubt exists that the offeror will successfully perform the required effort. There is a low performance risk.         |
| Satisfactory  | Based on the offeror's performance record, some doubt exists that the offeror will successfully perform the required effort. Normal contractor emphasis should preclude |

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|                | any problems. There is a moderate performance risk.   |
| Marginal       | Based on the offeror's performance record, substantial doubt exists that the offeror will successfully perform the required effort. There is a high performance risk. |
| Unsatisfactory | Based on the offeror's performance record extreme doubt exists that the offeror will successfully perform the required effort. There is a very high performance risk. |
| Neutral        | No performance record is identifiable.  |

**Non-past-performance Factors (No NEUTRAL Rating):**

| <b>RATING</b> | <b>DEFINITION/STANDARD</b>   |
|---------------|--|
| Excellent     | Proposal demonstrates excellent understanding of requirements and approach that significantly exceeds performance or capability standards. Has exceptional strengths that will significantly benefit the Government. |
| Good          | Proposal demonstrates good understanding of requirements and approach that exceeds performance or capability standards. Has one or more strengths that will benefit the Government.                                  |
| Satisfactory  | Proposal demonstrates acceptable understanding of requirements and approach that meets performance or capability standards. Acceptable solution. Few or no strengths.  |

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|----------------|---|
| Marginal       | Proposal demonstrates shallow understanding of requirements and approach that only marginally meets performance or capability standards necessary for minimal but acceptable performance. |
| Unsatisfactory | Fails to meet performance or capability standards. Requirements can only be met by major changes to the proposal.   |